

Inst # 1999-24216

06/09/1999-24216
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

A. SCOTT ROEBUCK
PADEN & PADEN
Attorneys at Law
1722 Second Avenue North
Bessemer, Alabama 35020

MOLLIE J. LINDSEY
P. O. BOX 785
JEMISON, AL 35085

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FORTY EIGHT THOUSAND DOLLARS and 00/100 (\$48,000.00) DOLLARS to the undersigned grantor, BLUE CREEK LAND COMPANY, INC., a corporation, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto MOLLIE J. LINDSEY, AN UNMARRIED WOMAN, (herein referred to as GRANTEE) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 1 AND 2, ACCORDING TO THE SURVEY OF SPRING CREEK, AS RECORDED IN MAP BOOK 24, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998, WHICH CONSTITUTES A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. EASEMENT(S); BUILDING LINE; AND, RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RIGHT-OF-WAY GRANTED TO SHELBY COUNTY RECORDED IN DEED VOLUME 234, PAGE 634 AND DEED VOLUME 242, PAGE 108.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
6. EASEMENT AS SET FORTH IN SHELBY REAL 3, PAGE 608.

\$43,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BLUE CREEK LAND COMPANY, INC., A CORPORATION, by A. GLENN WEAVER, its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of June, 1999.

BLUE CREEK LAND COMPANY, INC.

By: A. Glenn Weaver
A. GLENN WEAVER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that A. GLENN WEAVER, whose name as PRESIDENT of BLUE CREEK LAND COMPANY, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 2ND day of JUNE, 1999.

[Signature]
Notary Public

My commission expires: 5-20-00

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